

2021 CITY OF VALDEZ HOUSING WORK SESSION

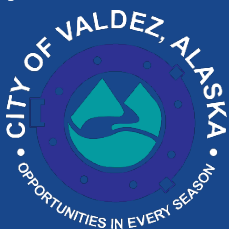
City Council Work Session

August 26, 2021



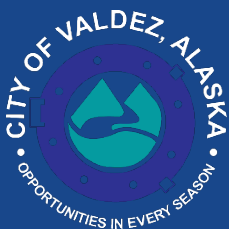
HOUSING INCENTIVE PLAN

- **\$10,000 incentive payment for new dwelling units built on permanent foundation.**
- **Builder/property owner must secure building permit and receive Certificate of Occupancy to receive incentive.**
- **Property cannot be located in Special Flood Hazard area.**
- **Dwelling unit must be built on permanent foundation.**
- **Three year time frame to complete property and receive C/O.**
- **Applicants can only apply after program is approved.**
- **Funds will come from Valdez Housing Improvement Authority (Approximately \$2.8 Million available).**



HOUSING INCENTIVE VS TAX EXEMPTION

- Tax exemptions may be granted for specific reasons with specific requirements under Alaska State Statute, and must be adopted first in Valdez Municipal Code.
- In other locations with boroughs, tax exemptions many times provide additional benefit when the property is taxed at multiple levels.
- A stand alone housing incentive can be granted under City expenditure authority.
- Housing incentive combined with expenditures on development needs (i.e. infrastructure) are effective ways to encourage residential housing development.

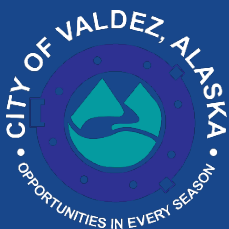


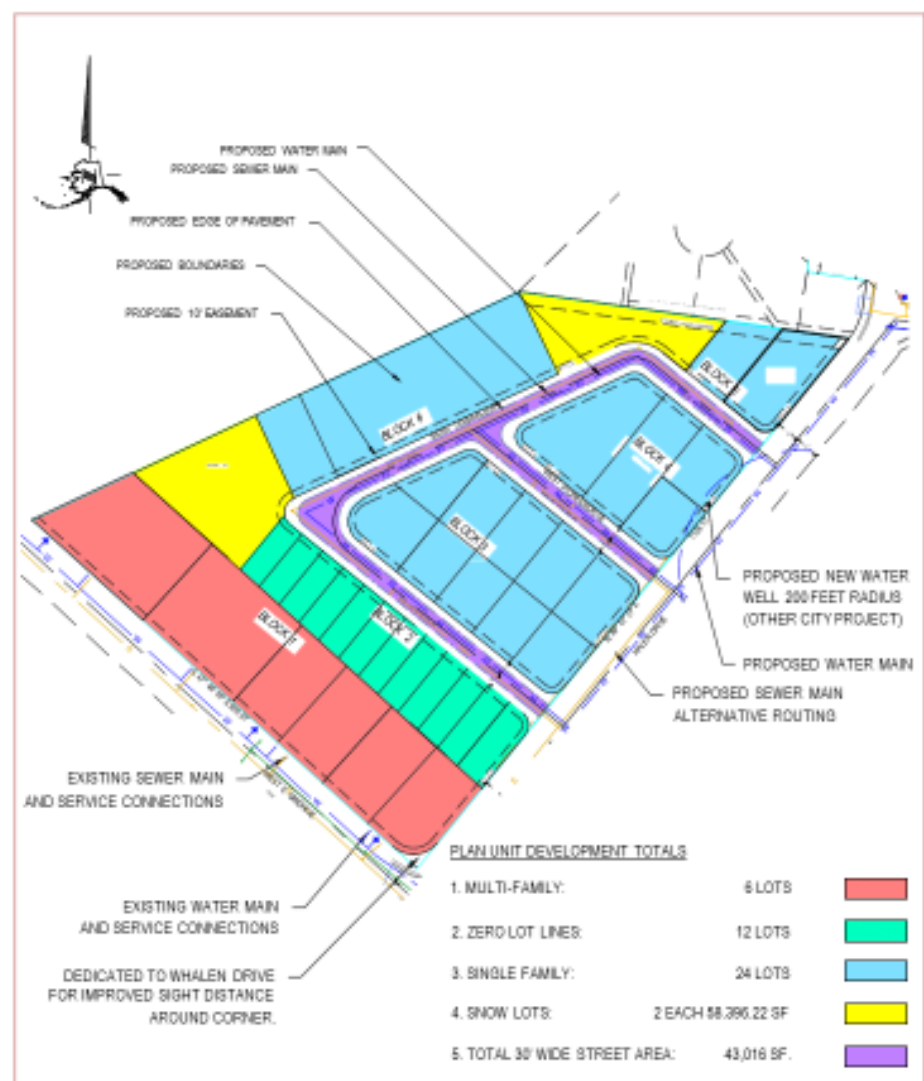
CITY OF VALDEZ HOUSING PROPOSALS

PROJECT	DEVELOPER OR PARTNERS	POTENTIAL HOUSING UNITS	STATUS	PROJECTED COMMENCEMENT
ST. PATRICK SUBDIVISION- WHALEN & EGAN	HARRIS PAVING/BRAD BARNETT	UP TO 54 UNITS TRIPLEXES ON EGAN OPTIONS WITH SINGLE-FAMILY AND DUPLEXES IN INTERIOR OF SUBDIVISION	DEVELOPER WORKING ON PRELIMINARY PLAT/PUD MULTI-FAMILY ZONING APPROVED ON EGAN DESIGN UNDERWAY FOR WHALEN STREET	2022 (BASED ON MARKET CONDITIONS)
VALDEZ SENIOR VILLAGE APARTMENTS	CORDES DEVELOPMENT	27 UNITS-MOSTLY ONE BED ROOMS	APPLICATION DUE TO ALASKA HOUSING DUE NOVEMBER 2021	2022 IF GRANT AWARDED
CHUGACH CORPORATION MULTI-USE FACILITY	CHUGACH ALASKA CORPORATION	28 Units	PROPERTY ACQUIRED. SEEKING FUNDING.	2022 (DEPENDENT ON FUNDING).

ST. PATRICK SUBDIVISION

- Proposed subdivision on current Tract P, Port Valdez Subdivision (at the corner of Egan Drive and Whalen Avenue)
- Approval process requires a planned unit development, preliminary plat, and final plat approval from the Planning & Zoning Commission
- Parcel owned and developed by Bill Harris (with Brad Barnett – Barnett Construction)
- PUD Application is anticipated in August/September 2021
- PUD and platting process will take approximately 2 months
- Current proposal includes:
 - 24 single family dwellings
 - 12 zero lot line dwellings
 - 18 multi family dwelling units (6 triplex structures)
- 54 Total Proposed Dwelling Units
- Construction will likely begin spring 2022
- Construction will begin with triplex structures on Egan Drive
- City of Valdez is working on development of Whalen Avenue
- Additional Incentives will be negotiated with Developer upon completion of Preliminary Plat/PUD.





PLAN UNIT DEVELOPMENT TOTALS

1. MULTI-FAMILY:	6 LOTS	
2. ZERO LOT LINES:	12 LOTS	
3. SINGLE FAMILY:	24 LOTS	
4. SNOW LOTS:	2 EACH 88,396.22 SF	
5. TOTAL 30' WIDE STREET AREA:	43,016 SF.	

ST. PATRICK'S SUBDIVISION		Wrangell Mountain Technical Services			
DESCRIPTION:	PLAN UNIT DEVELOPMENT	P.O. BOX 118, CHITINA, ALASKA 99566 (907) 823-2280			
STREET ADDRESS:	VALDEZ ALASKA	DATE:	5/24/21	DRAWN BY:	SCALE: 1" = 200'
PREPARED FOR:	WILLIAM J. HARRIS	JOB#:	21004	CHECK BY:	21004 VALDEZ ST PATRICKS SUB
					SHEET: 1 OF 1

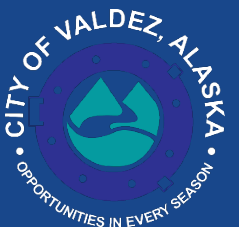
SENIOR HOUSING TIMELINE

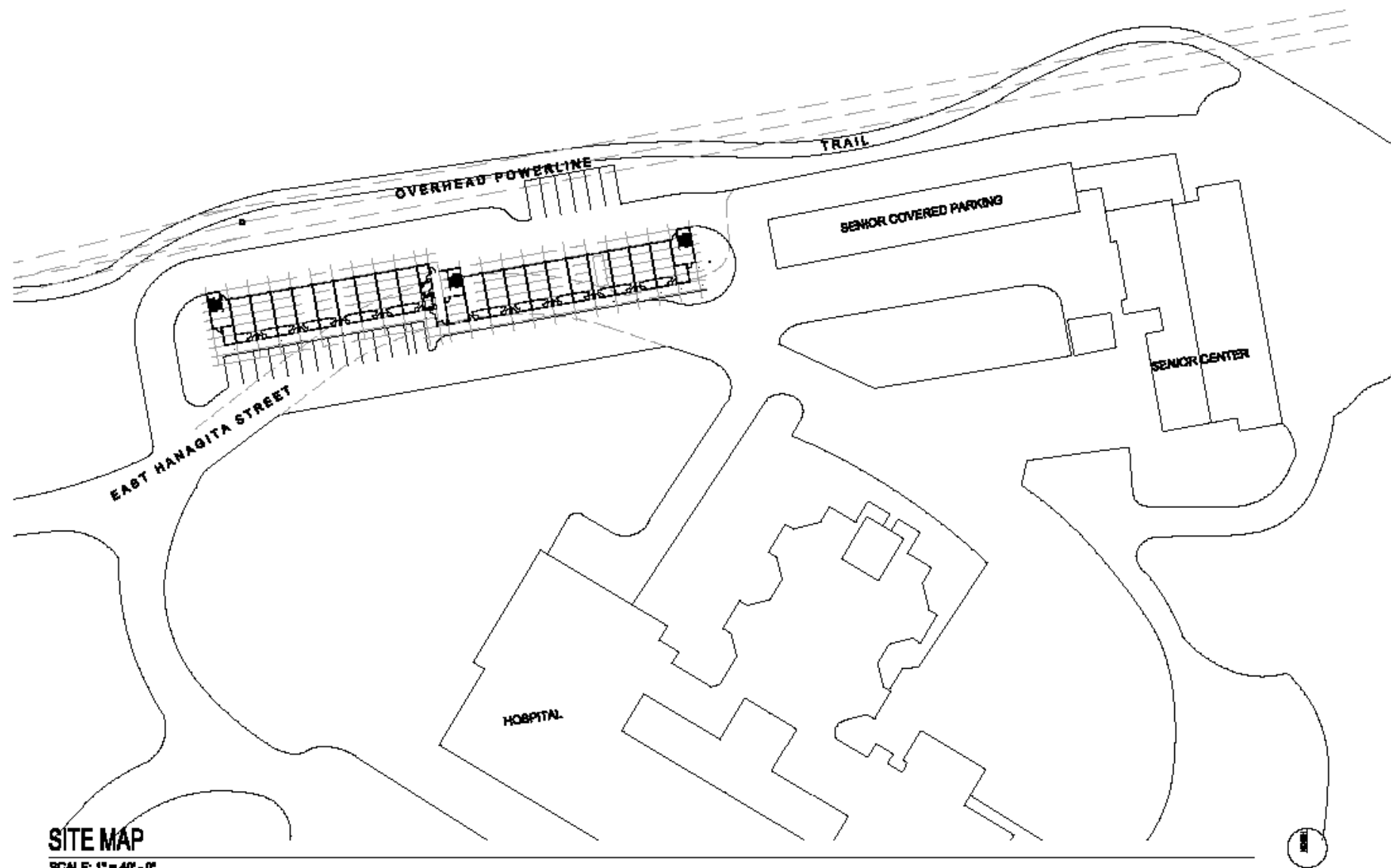
- Pre Application Due Friday August 6, 2021 – Submitted
- Notice to proceed with final application - Granted
- Market Study initiated
- Application due to AHFC November 21, 2021

Potential Funding outside of AHFC awarded tax credits

- CDBG Due December 3, 2021
 - *Work session tentatively scheduled for October 19, 2021 to explain CDBG grant
 - * Senior housing project automatically qualifies Valdez to apply
 - * This grant requires a 25% match from City

Preliminary indications are that ARPA funds from census area allocations can be used to finance the project-more research needed.



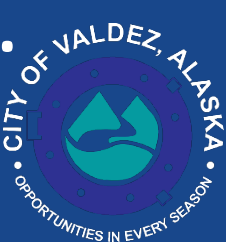


SITE MAP
SCALE: 1" = 40' - 0"

VALDEZ SENIOR VILLAGE APARTMENTS 07/20/2021 **A.O. BDS**
ARCHITECTS

CHUGACH ALASKA PROPOSED PROJECT

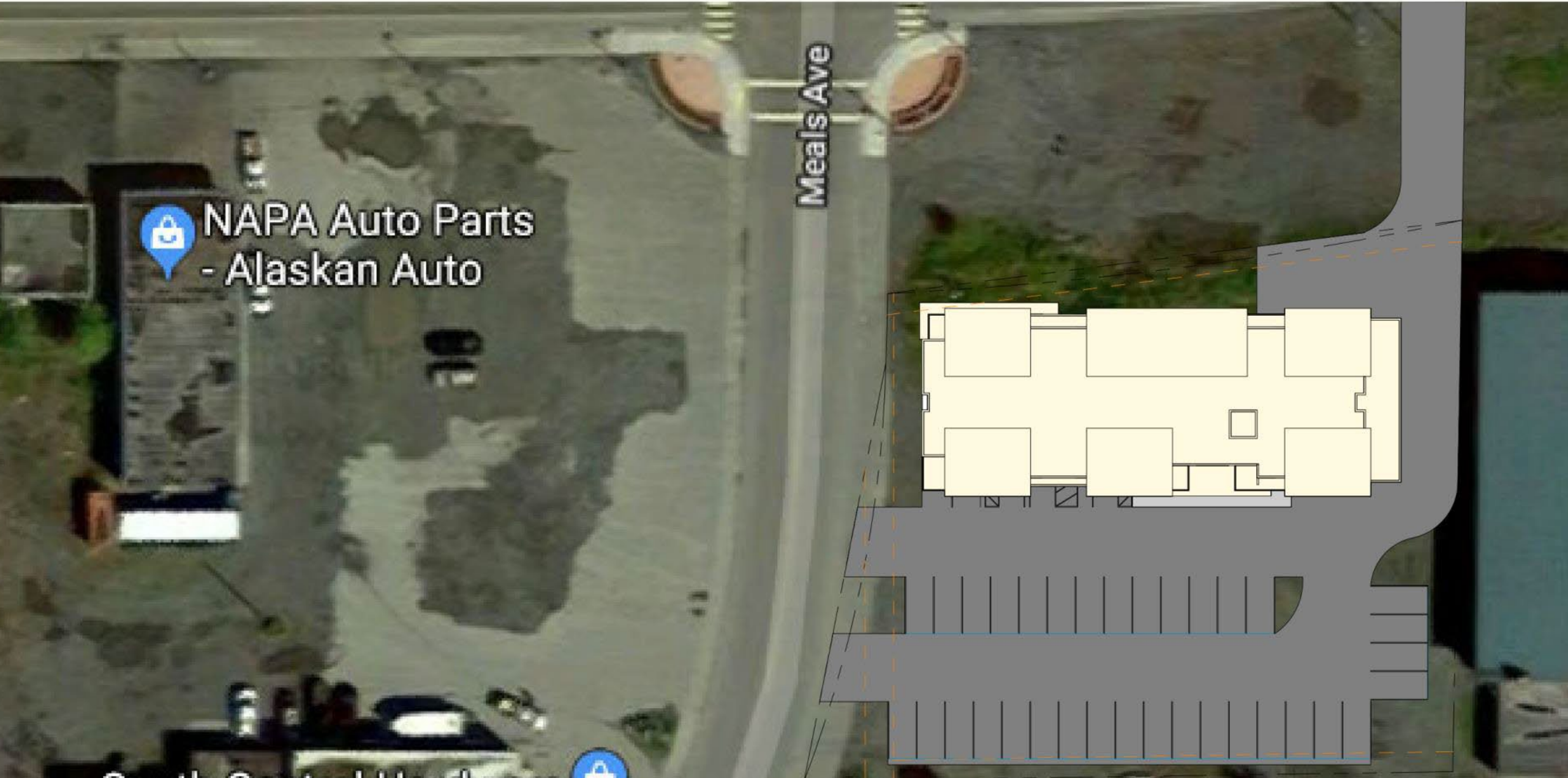
- **Site located on Meals Avenue across from NAPA Auto.**
- **Chugach Alaska Corporation first discussed project in 2018 public meeting.**
- **Project was reintroduced in community meeting in May of 2021.**
- **Mayor and several staff met with Chugach to discuss project on August 13th.**
- **Housing concept relates to providing various temporary workers housing accommodations.**
- **Grant funding and lease commitments are needed for further action.**
- **Current project involves a potential of 28 units.**





2 BEDROOM APARTMENT UNITS: 7 @ 880-893 SF
1 BEDROOM APARTMENT UNIT: 1 @ 760 SF
TOTAL UNITS: 28

TOTAL: 32,161 SF + 1,415 SF BALCONY



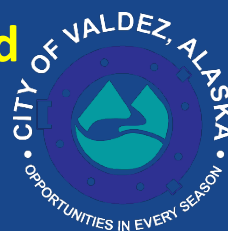
NAPA Auto Parts
- Alaskan Auto

Meals Ave



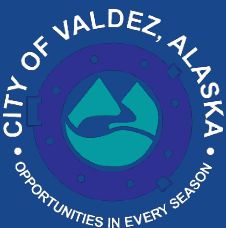
PLAN VALDEZ – HOUSING ACTIONS

- **Goal 2.1 – Plan for responsible growth**
 - **Action A: Adopt new residential/recreation planned development zoning district.**
 - **Action B: Rezone City of Valdez parcels to align with future land use map.**
 - **Action D: Conduct a comprehensive rewrite of Title 17 (Zoning) and Title 16 (Subdivisions) to implement Plan Valdez.**
 - **Action G: Investigate development standards to establish a fair allocation to developers of the costs for required off-site improvements needed to help support the impacts of development projects on public infrastructure.**
 - **Action H: Establish standards with which to assess existing and/or needed infrastructure improvements and associated cost for developments during review processes.**
 - **Action L: Research innovative approaches for “Rehabilitation of Abandoned and Dilapidated Buildings” in other states/cities to see if a similar program would be feasible in Valdez.**



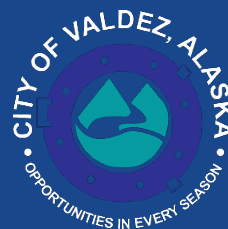
PLAN VALDEZ – HOUSING ACTIONS

- Goal 2.2 – Encourage development and redevelopment
 - Action G: Investigate utility extensions to connect existing septic/well sites to city water/sewer to improve public health, emergency response (fire hydrants) and reduce environmental contamination.
 - **Action H: Extend sewer and water utilities to service future development.**



PLAN VALDEZ – HOUSING ACTIONS

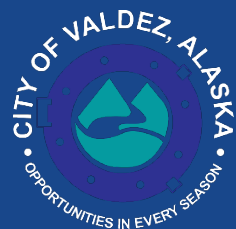
- Goal 2.3 – Promote, protect, and build quality housing
 - Action A: Identify and adopt strategic housing investment areas
 - **Action B: Revise residential zones in the Title 17 zoning code**
 - **Action C: Revise Title 17 to provide guidelines for short term rental housing and accessory dwelling units**
 - Action D: Provide expedited development review and permitting for new housing construction in Strategic Housing Investment Areas
 - **Action E: Develop Housing-Directed Incentive Programs**
 - Action F: Investigate a Healthy Housing Funding Program to maintain and increase quality of housing, including energy and health-related needs.
 - Action G: Monitor new loan and grant programs from state and federal housing agencies for local opportunities.



PLAN VALDEZ – HOUSING ACTIONS

- **Recommended New Action:**

Evaluate all land zoned for residential, mixed use, commercial (except for single family or rural residential districts) for consideration of future mobile home parks as a conditional use



BEYOND PLAN VALDEZ

- **Building Code**
 - **Adopt 2012 IRC to join the State of Alaska**
 - **Adopt 2018 or 2021 IRC, after State of Alaska**
- **Land Sale Options**
- **Updates to 2005 City of Valdez Property Management Policies and Procedures**

